



3 Stable Cottages

Spennithorne, Leyburn, North Yorkshire, DL8 5QB

AN ATTRACTIVE STONE BUILT COTTAGE IN A DESIRABLE VILLAGE LOCATION

- Two Double Bedrooms
- Ideal Bolt Hole, Holiday Let or Permanent Residence
- Desirable Village Location
- Outbuilding/Log Store
- Off Road Parking
- Viewing by Appointment Only
- Guide Price: £225,000

SITUATION

Leyburn 2.1 miles, Middleham 2.8 miles, Bedale 9.9 miles, Richmond 11.2 miles, Northallerton 17.8 miles, Leeming A1(M) 12 miles (all distances are approximate).

The property is set within the heart of the Yorkshire Dales, in the picturesque village of Spennithorne. Only a short distance from the thriving market town of Leyburn, offering a fantastic range of independent shops, eateries and essential amenities.

DESCRIPTION

This charming stable conversion offers a perfect rural escape. With two double bedrooms a good-sized family bathroom, sitting room and kitchen/diner. Currently used as a successful holiday let, 3 Stable Cottages will suit a variety of purchasers, from first time buyers, investors or even those looking for a cosy bolt hole in the idyllic Yorkshire Dales.

The cottage is entered via the kitchen/diner, equipped with a range of wall and base units, fan oven and electric hob, with space for a fridge freezer, dishwasher, washing machine and tumble dryer. The property then flows into the living room, with ample seating space and useful understairs storage.

To the first floor the property enjoys two double bedrooms, one with built-in wardrobes. The family bathroom comprises a corner bath and shower above, WC and wash basin.

Externally the property benefits from a gravelled courtyard area with a seating area to the front together with the benefit of a detached stone outbuilding and off-road parking. The property has shared access with its two neighbouring properties and is accessed via a formal right of way over the neighbouring driveway.



GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID and proof of funds. to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

///riverboat.website.folders

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains water. Water and Drainage connected.

LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.

ENERGY PERFORMANCE CERTIFICATE

Current Rating – 16 (G)

Potential Rating – 67 (D)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	16 G	



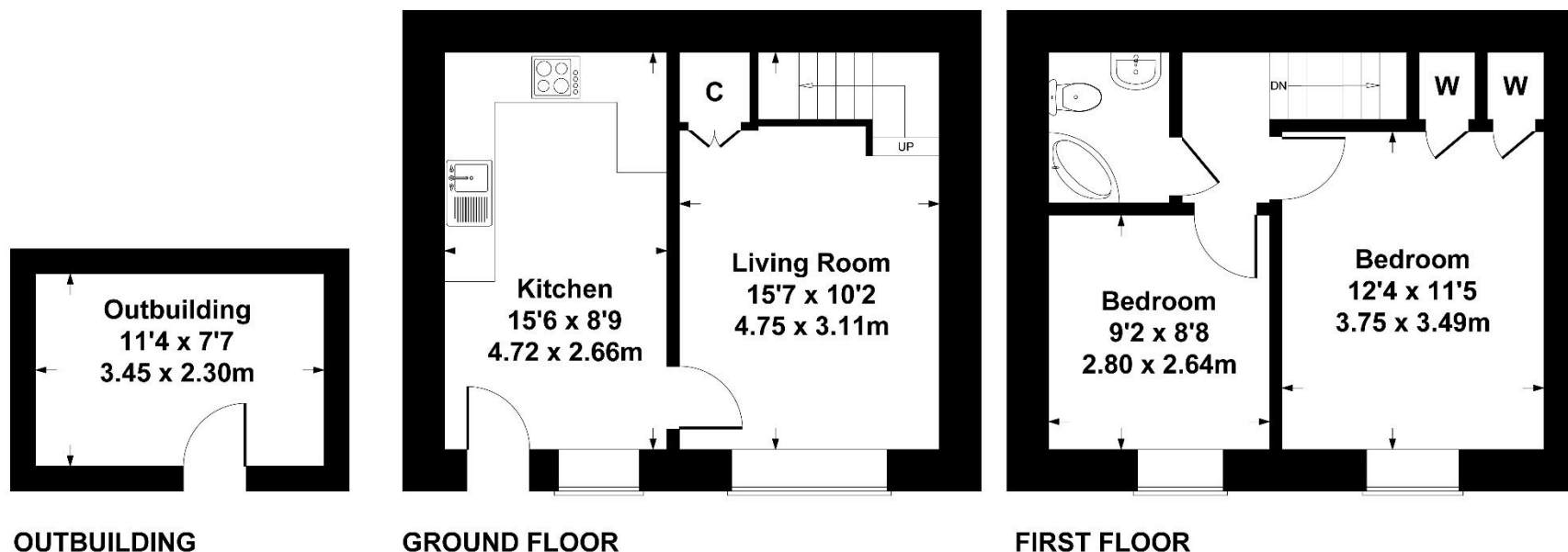
3 Stable Cottages, Spennithorne

Approximate gross internal area

House 55 sq m - 592 sq ft

Outbuilding 8 sq m - 86 sq ft

Total 63 sq m - 678 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025